

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/15 LAMB STREET CRANBOURNE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Cranbourne

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/41 LYALL STREET CRANBOURNE VIC 3977	\$432,000	22-May-24
2/20 CIRCLE DRIVE NORTH CRANBOURNE VIC 3977	\$420,000	06-May-24
141/41 CRAIG ROAD JUNCTION VILLAGE VIC 3977	\$440,000	04-Jun-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 31 October 2024

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E andrew.a@obrienrealestate.com.au**1/41 LYALL STREET CRANBOURNE
VIC 3977** 2  1  1

Sold Price

\$432,000

Sold Date

22-May-24

Distance

0.79km**2/20 CIRCLE DRIVE NORTH
CRANBOURNE VIC 3977** 2  1  1

Sold Price

\$420,000

Sold Date

06-May-24

Distance

1.78km**141/41 CRAIG ROAD JUNCTION
VILLAGE VIC 3977** 2  1  1

Sold Price

\$440,000

Sold Date

04-Jun-24

Distance

3.13km**RS** = Recent sale**UN** = Undisclosed Sale

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